

AGENDA
PLANNING AND ENVIRONMENTAL REVIEW BOARD (PERB)
Thursday Meeting – May 6, 2004
Department of Planning and Land Use Hearing Room
5201 Ruffin Road, Suite B
San Diego, CA 92123 - 8:30 a.m.

For further information, call (858) 694-3816.

Those persons wishing to address the Board on any item are required to fill out a speaker's slip and to verbally give their names and addresses before making their presentation.

No writings of more than one page in length, submitted by any member of the public or County staff shall be received as evidence by the PERB unless it is filed with the Secretary of the PERB no later than 3:00 p.m. on the day prior to the item on which the handout relates is scheduled for consideration. For good cause shown, the PERB may receive as evidence writings which have not been timely filed with the Secretary. The PERB may impose reasonable conditions on receiving late-filed writings, including that the item be continued.

A limited number of staff reports are available at the Board meeting.

A proponent or protestant of record may appeal a final decision of the PERB. The appeal needs to be filed within 10 calendar days of the hearing except that an appeal of a Time Extension for a Tentative Map must be filed within 15 days. The appeal can be filed between 8:00 a.m. and 4:00 p.m. with the Department of Planning and Land Use at 5201 Ruffin Road, Suite B, San Diego, California 92123. If the last day of the appeal period falls on a weekend or County Holiday, an appeal will be accepted for filing until 4:00 p.m. on the next day the County is open for business. The fee for an appeal that will be heard before the Planning Commission is \$750.00. The fee is \$500.00 for an appeal that is heard by the Board of Supervisors. (NOTE: Staff recommendations are preliminary and subject to change.)

ROLL CALL
RULES AND PROCEDURES

A final decision may be made by the Board today on Planning and Environmental Review Board items. Environmental impact requirements will be decided and major issues identified.

1.

Type: Major Use Permit	Case No. P98-003
Owner/Applicant: Conrad Young Agent: Janay Kruger	ENVIRONMENTAL STATUS: Negative Declaration under the California Environmental Quality Act
Project Manager: Bunнемeyer WN No. 5020	Analyst: Fogg Log No. 98-10-001

SITE/PROJECT DESCRIPTION

Community: Julian	Location: 4200 State Route 78	Thomas Bros.: 1136/B5
Project: The request is for a Major Use Permit to operate a fruit stand and cidery in addition to the currently existing apple orchard. The project proposes a 1,646 square foot fruit stand, cidery (including wine tasting) and future production building of 2,800 square feet. The project site is developed with an existing apple orchard and an existing home with a connected packing/storage area. The existing apple orchard currently supports an apple u-pick operation for the public during Julian Apple Days.		
Site: The site is completely developed and located at 4200 SR 78/79 in Julian/Wynola, Julian Community Planning Area, is zoned A70 (Limited Agricultural) Use Regulation, and is within the San Diego County General Plan Designation of (18) Multiple Rural Use.		

2.

Type: Major Use Permit Modification	Case No. P63-046W ¹
Owner/Applicant: Casa de Oro Baptist Church/Cingular Wireless Agent: PlanCom, Inc.	ENVIRONMENTAL STATUS: Exempt
Project Manager: Sibbet WN No. 7151	Analyst: McCaffery Log No. 02-19-012A

SITE/PROJECT DESCRIPTION

Community: Casa de Oro	Location: 10195 Madrid Way	Thomas Bros.: 1251/E5
<p>Project: This project is for a telecommunication facility consisting of three panel antennas and associated ground equipment. Each antenna will be mounted to the side and near the top of three different parking lot light standards. Two of the standards will be 25 feet tall and the other will be 28 feet tall. These parking lot light standards will replace three existing 12.5-foot standards near the south side of the parking lot of the Casa de Oro Baptist Church. The associated equipment will be located inside a 264 square foot walled area nearby. The facility will be unmanned and approximately one to two visits per month by a maintenance vehicle are anticipated. This telecommunication facility is classified as a Minor Impact Utility pursuant to Section 1355 of the Zoning Ordinance and pursuant to Section 2104b of the Zoning Ordinance; approval of a Minor Use Permit is required to locate within the RS4 Zone, or in this case, a Major Use Permit Modification because a previous Major Use Permit was approved for a church on the same site.</p>		
<p>Site: The light standards will be next to the church's parking lot on the summit of the hill, overlooking Highway 94.</p>		

3.

Type: Tentative Map	Case No. TM 5272RPL ²
Owner/Applicant: Monica/Calamia Agent: Masson and Associates	ENVIRONMENTAL STATUS: A Negative Declaration has been prepared and advertised for this project.
Project Manager: Raya WN No. 6589	Analyst: Rosenberg Log No. 01-02-060

SITE/PROJECT DESCRIPTION

Community: Valley Center	Location: Wilhite Ln., 300 feet south of Wilhite Lane and Miller Road	Thomas Bros.: 1070/G5
<p>Project: The application proposes to divide 27.58 gross acres into 11 residential lots measuring between 2.01 and 4.56 net acres in size. Access to the site is via a proposed 40-foot-wide private road easement, from Wilhite Lane, an existing 40-foot-wide private road. The project site is subject to the (17) Estate Residential Land Use Designation of the General Plan (1 du/2 or 4 acres) and is zoned A70, Limited Agriculture Use Regulation that requires a minimum net lot size of 2 acres.</p>		
<p>Site: The site contains an active citrus grove with a drainage traversing the site in a north/south direction.</p>		

4.

Type: Tentative Map, Major Use Permit	Case No. TM 5223RPL ¹ , P00-030
Owner/Applicant: Schoepe Enterprises Agent: Piro Engineering	ENVIRONMENTAL STATUS: Required Environmental documents have not been completed.
Project Manager: Stocks WN No. 6006	Analyst: Hingtgen Log No. 02-02-035

SITE/PROJECT DESCRIPTION

Community: Pauma Valley	Location: Northerly of the intersection of Hwy. 76 and Adams Drive	Thomas Bros.: 409/E6
<p>Project: This is a request to subdivide 263.17 acres into 46 residential lots. The Tentative Map is accompanied by a Major Use Permit for a Planned Development. The project site is subject to the (19) Intensive Agriculture Land Use Designation of the Pala-Pauma Subregional Plan. The zoning includes the A70 Use Regulation and a minimum lot area designator of 4 acres. Pursuant to Section 6600 of the Zoning Ordinance, the project proposes a reduction in the minimum lot size to 2 acres through the Major Use Permit for the Planned Development, thus allowing large contiguous portions of the project area to be retained as open space.</p>		
<p>Site: Primarily developed with groves of fruit trees with some areas of natural habitat on the steep slopes and within the drainages. Approximately 13 structures currently exist on-site, including residential dwellings and numerous ancillary</p>		

farm structures. The slope of the land gradually becomes steep as it moves away from Highway 76.

PUBLIC REQUEST TO BE HEARD

This Agenda is now available on the County of San Diego's web site at "www.co.san-diego.ca.us". Visit the Department of Planning and Land Use web page at "www.sdcdplu.org".

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